

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
**Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)**

**Donal McNally Architects**  
**93, St. Stephens Green**  
**Dublin 2**

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

<b>Decision Order Number:</b> 1620	<b>Date of Decision:</b> 16-Dec-2021
<b>Register Reference:</b> SD21B/0556	<b>Registration Date:</b> 01-Nov-2021

**Applicant:** Tom Lyon  
**Development:** Construction of side and rear single storey domestic extension (63 sq.m); front porch infill (2 sq.m); both with front and side rooflights; all associated site and side boundary wall works.  
**Location:** 22, Idrone Park, Knocklyon, Dublin 16, D16YD74  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 01-Nov-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following **ADDITIONAL INFORMATION** must be submitted.

1. The applicant is requested to submit a revised proposal showing that the boundary wall beyond the rear building line of the dwelling (and extension) lowered to a stepped wall not exceeding 1.8 m in overall height, when measured from the ground level outside of the site on this boundary.
2. The side (western) elevation of the house extension development would present a blank elevation close to the public pavement and road. This is not considered to comply with the South Dublin County Council House Extension Design Guide (2010) and should be redesigned to take in account that it would be visible from the streetscape. The applicant is requested to submit a revised proposal that includes window(s) to habitable room(s) on the western elevation and a planted privacy strip behind the western boundary wall along the extent of the dwelling (and extension). This may involve the revisions to the internal layout of the dwelling. A full set of revised drawings should be submitted including revised floor plans, elevations and sections.

3. The applicant is requested to submit the following:
  - (a) A drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdblincoco.ie](mailto:servicemaps@sdblincoco.ie). All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.
  - (b) A drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development to manage excess surface water run off.
4. The applicant is requested to submit the following:
  - (a) A drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie). All development shall be carried out in compliance with Irish Water Standards codes and practices.
  - (b) The proposed development is in close proximity to a 225mm public wastewater sewer located under the public footpath to the west of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a sewer of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. It is requested that the outcome of this engagement with Irish Water's diversions is submitted.
  - (c) If it is required to revise the proposed development, it is requested that a full set of revised drawings is submitted.

**NOTE:** The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

**Note:** The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

**Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.**

Signed on behalf of South Dublin County Council

**Register Reference:** SD21B/0556

**Date:** 16-Dec-2021

Yours faithfully,

*Brian Connolly*  
for **Senior Planner**